

Regulated by:



Since 1989

*New homes of exceptional quality. Sought after address on the fringes of Cardigan town centre.
Close to Gwbert. West Wales.*



Plot 1 Llysfaen, Cae'r Winllan, Gwbert Road, Cardigan, Ceredigion. SA43 1PH.

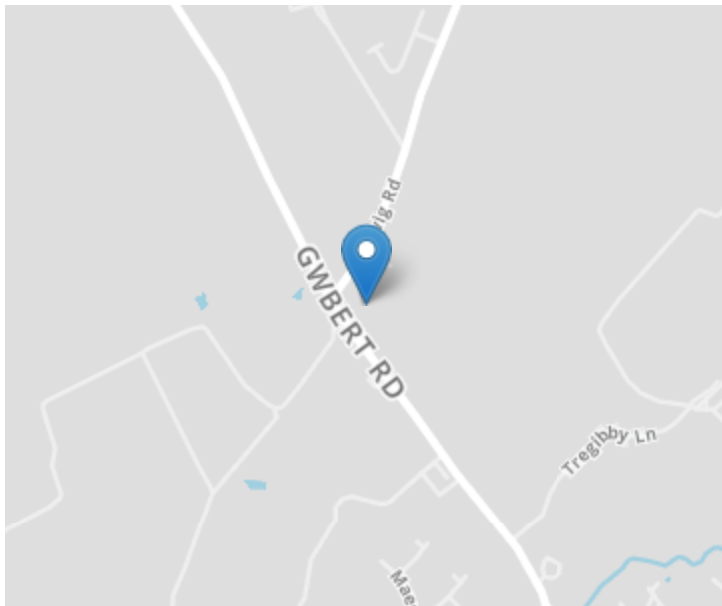
R/3925/RD

£575,000

**** Exceptional high standard ** Only 5 remaining ** 5/6 bed family home ** No expense spared on fixtures and fittings
** Renowned and award winning local developer ** Impressive scale and standard of living accommodation ** Set within
commodious plot with private rear garden ** Planning permission for the erection of garage ** Private driveway with
ample parking for 4+ vehicles ** Ready to view ** House can be completed within 2 months ** Walking distance to town
centre amenities ** 10 minutes walk to Gwbert estuary ****

**** AN EXCITING OPPORTUNITY TO SECURE A HIGH CALIBRE PROPERTY WHICH WON'T BE
AROUND FOR LONG ****

The property is situated within the popular coastal and estuary town of Cardigan offering a good level of local amenities and services including primary and secondary schools, new community hospital, theatre and cinema, traditional high street offerings, retail park, industrial estates, 6th form college, excellent leisure and public transport facilities and being in close proximity to Gwbert estuary and the Pembrokeshire National Park is also within some 10 minutes drive of the property.



GROUND FLOOR

GENERAL

An exciting new development from Cartrefi Moelfre Homes, one of the most respected home builders within the West Wales region.

An award winning company, the development site at Cae'r Winllan continues their reputation of providing exceptional quality, high efficiency with low running costs and with no expense spared on fixtures and fittings.

An exclusive and sought after development of some 6 houses, with only 5 remaining.

Each house sits within large plots with ample private rear garden space, parking and the option of the erection of a garage. Plot 3 already has the garage in place.

If you catch the houses early you will have the option to choose your own kitchen and bathroom as well as flooring and tiling etc.

The homes are highly insulative with energy efficient air source heating systems and to the latest modern and economic standards. Under-floor heating throughout.

A full set of drawings are available via the estate agents but viewing at the earliest opportunity is encouraged.

Entrance Porch

1.9m x 1.5m (6' 3" x 4' 11") accessed via composite panel door with side glass panels into:

Entrance Hallway

2.1m x 3.1m (6' 11" x 10' 2") with access to:

Bedroom 1

3.1m x 3.2m (10' 2" x 10' 6") double bedroom, window to front, multiple sockets.

En-Suite

0.8m x 3.1m (2' 7" x 10' 2") with space for a walk-in shower, WC, single wash hand basin.

Family Room

6.1m x 4.5m (20' 0" x 14' 9") a good sized family living room with feature bay window to rear and separate patio doors to the rear covered entrance and patio, ample space for large furniture, multiple sockets, TV point, sliding doors access into:

Open Plan Kitchen and Dining Area

7.7m x 3.1m (25' 3" x 10' 2") also accessible from the entrance hallway with kitchen to front with potential to choose your own high spec kitchen with space for integrated appliances, sink and drainer, dishwasher etc, window to front. Dining area with space for 6+ persons table, feature bay window to rear garden, connecting door to:

Utility Room

with space for base and wall units, external door to front, washing machine connection point, access into:

Cloakroom

with space for corner shower, WC, single wash hand basin.

FIRST FLOOR

Landing Area

with access to airing cupboard.

Bedroom 2/Master Bedroom

2.9m x 4.1m (9' 6" x 13' 5") double bedroom, window to rear garden, multiple sockets, radiator, access to:

Walk-In Dressing Room

3.3m x 2.1m (10' 10" x 6' 11") with window to rear garden, ample room for clothes shelving and racking and access into:

En-Suite

3.2m x 2.1m (10' 6" x 6' 11") space for luxurious en-suite with corner shower, single wash hand basin, WC, Velux rooflight over.

Please note there is still an opportunity to select your own kitchen and bathrooms at this stage.

Bedroom 3

3.7m x 9m (12' 2" x 29' 6") double bedroom, window to front, multiple sockets, radiator.

Bathroom

3m x 1.9m (9' 10" x 6' 3") with space for panelled bath, separate walk-in shower, WC, single wash hand basin, heated towel rail, window to front.

Bedroom 4

3.5m x 3.4m (11' 6" x 11' 2") double bedroom, window to front, multiple sockets, radiator.

Bedroom 5

3.2m x 4.1m (10' 6" x 13' 5") double bedroom, window to rear garden, multiple sockets, radiator.

Attic Room

9.5m x 4.4m (31' 2" x 14' 5") a great addition to this property offering the potential for additional bedroom space, work space/home office or play room, great flexibility and potential plumbing for en-suite facility on request, Velux rooflights over, multiple sockets, radiator.

EXTERNALLY

To Front

The property is approached via the adjoining estate road to a walled garden with tarmacadam driveway with space for 4+ vehicles to park and front lawn area with also planning permission in place for the erection of a detached garage.

Please note that the approved garage measures 6.3m x 4.6m with up and over door, side windows and pedestrian door.





To Rear

An enclosed and walled rear garden area being completely private and set down from the adjoining road level with extending patio from the rear dining room and family room and garden predominantly laid to lawn.



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required

Services

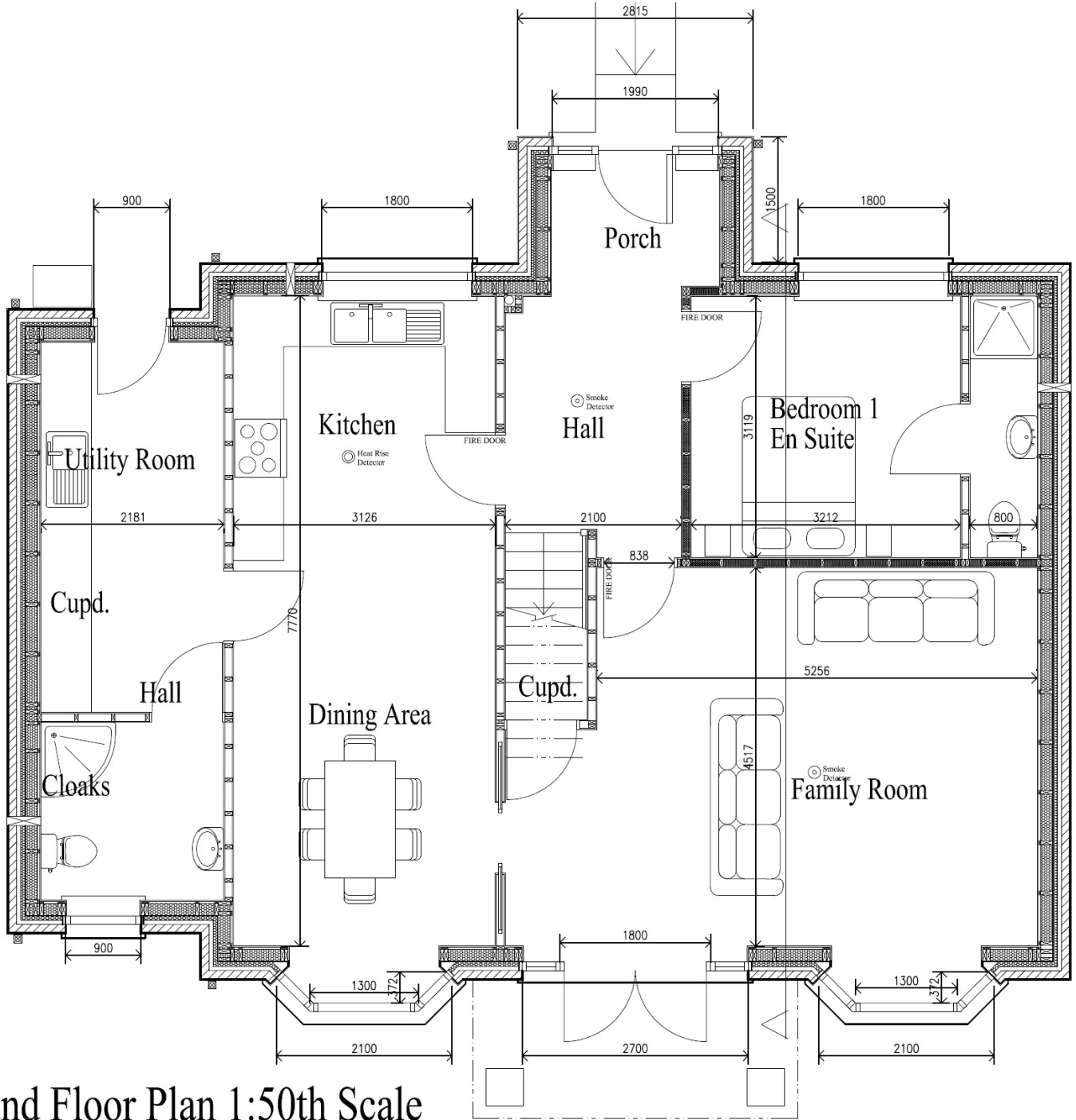
We are advised the property benefits from mains water, electricity and drainage. Air source central heating.

Council Tax banding to be confirmed.

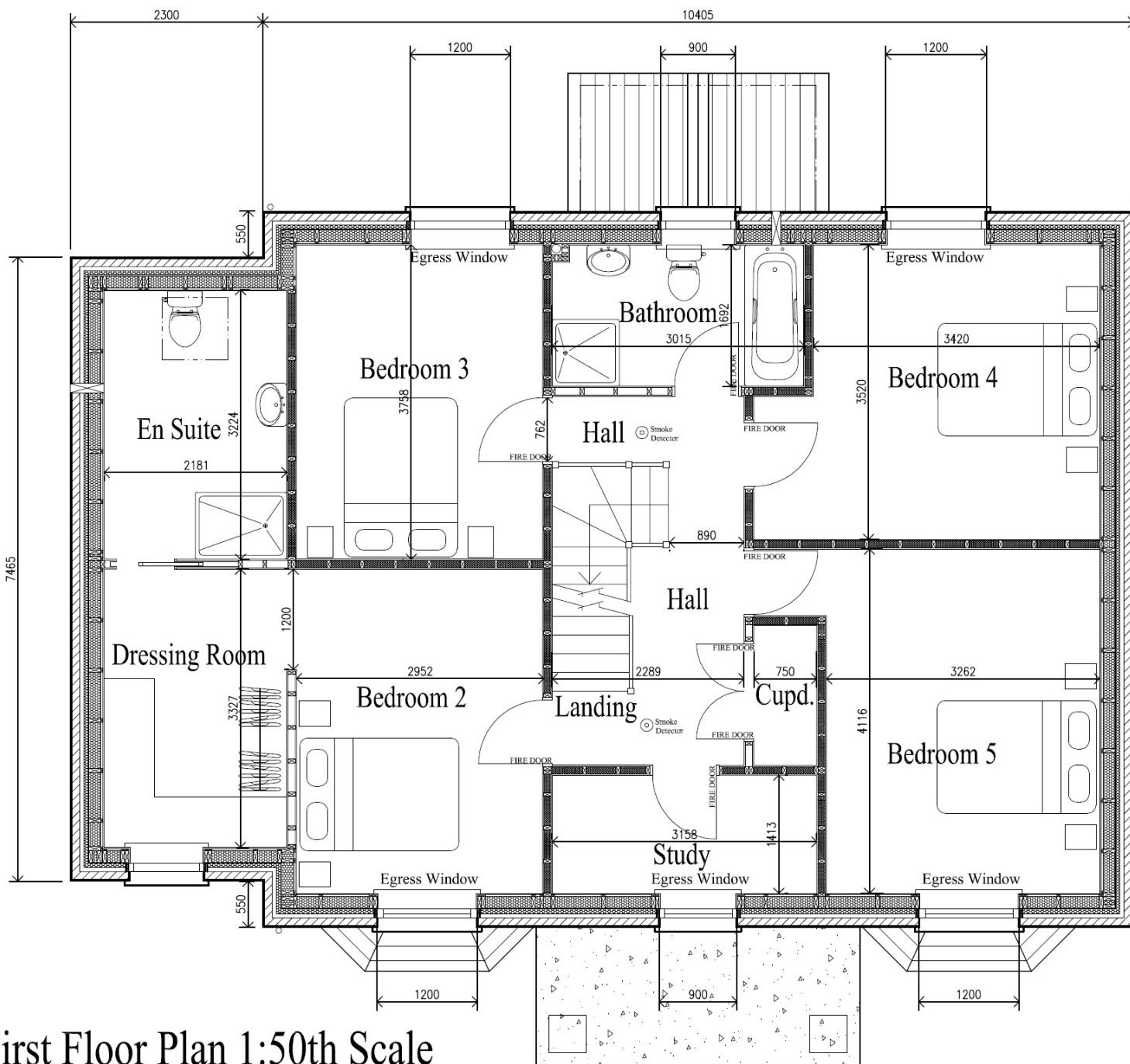
Directions

From North Road, Cardigan heading out of the town centre proceed towards Gwbert on the B4548 adjoining the Cardigan Bowls Club and Rugby Club and proceed along Gwbert Road for approximately ½ mile travelling through the mini roundabout and after passing a straight of large houses on your right hand side there is a sign post turning to Ferwig, take the right hand exit here and after some 100 yards the entrance to Llwynpia is on your right hand side. Enter the estate road and bare right and the entrance to the new homes is immediately in front of you.

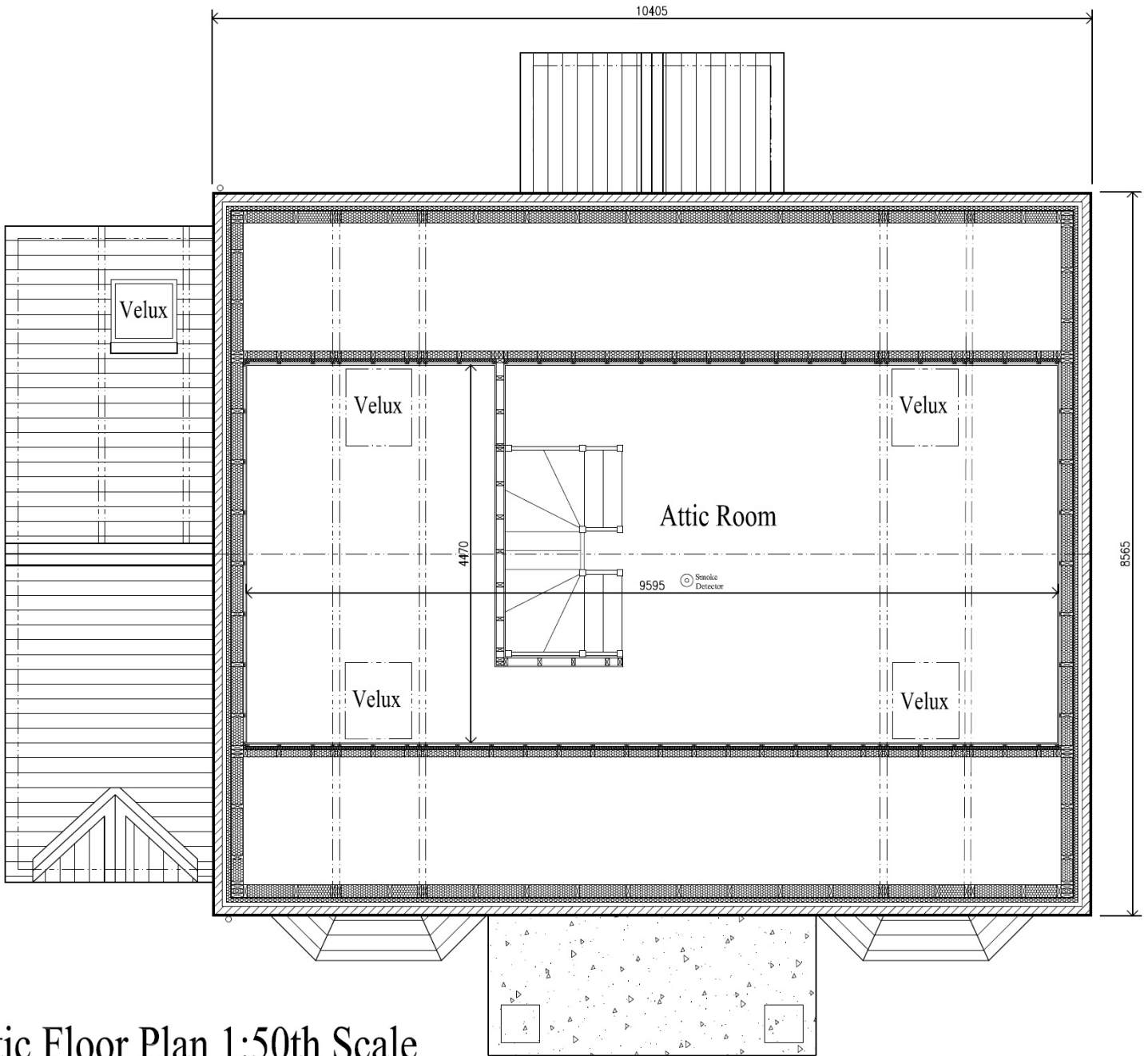




Ground Floor Plan 1:50th Scale



First Floor Plan 1:50th Scale



Attic Floor Plan 1:50th Scale